



**YADKIN COUNTY  
PLANNING BOARD**

Meeting Minutes  
May 11, 2015

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***Members Present***

Jerry Hutchens, Vice Chairman  
Dean Swaim  
Teresa Swain  
Resha Peregrino-Brimah (Alternate)

***Members Absent***

Barry Hennings, Chairman  
Mark Hollar (Alternate)  
Steve Brown

***Others Present:***

Mike Poston, Planning & Development Director  
Dawn Vallieres, County Planner

***Guests***

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**Call To Order**

Vice chair Jerry Hutchens called the Meeting to order at 7:04PM. The attendance and quorum were noted. Alternate Resha Peregrino-Brimah was made a voting member for this meeting.

**Minutes Approved**

Teresa Swain noted several changes to the minutes. "We" was changed to "staff" or removed in several spots. A few sentences were reworded for clarification. Teresa Swain made a motion to approve the April 13, 2015 Amended Minutes. Dean Swaim seconded. The Board voted 4 - 0 to approve.

**Public Comments**

There was no one from the public at the meeting.

**Old Business**

Director Michael Poston reported that staff has begun to look at reclassifying uses in the ordinance. A few code compliance issues were discussed. An inquiry was made regarding the Small Shops amendment. That will be going before the County Commissioners at their night meeting on the 18<sup>th</sup>.

**New Business**

Director Michael Poston gave a presentation on the Ben Luthy rezoning application of a parcel on Saint Pauls Church Road. A previous applicant had planned to purchase the land with the intention of creating a small business and requested Community Business zoning. This plan did not proceed so the owner is now requesting the land to be returned to Rural Agriculture so that he can build a residence on this parcel. There is still plenty of Rural Agricultural zoned land in the area. The rezoning would be consistent with the Land Use Plan as this area calls for a mix of commercial and agricultural uses. Permitted and conditionally permitted uses in a Rural Agricultural zoning district were covered.



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Dean Swaim made a motion to recommend rezoning back to Rural Agriculture and to adopt the consistency statement. Teresa Swain seconded.

There was some brief discussion on the request to rezone. The vote was 4-0 to recommend rezoning back to Rural Agriculture to the County Commissioners and to adopt the consistency statement.

**Board Comments**

A Board member asked about the distillery amendment from the April meeting. That will go before the County commissioners on Monday the 18<sup>th</sup>. There is an interested party according to Bobby Todd with the Economic Development Council.

**Adjournment**

Vice chair Jerry Hutchens called for a motion to adjourn. Dean Swaim made a motion, Teresa Swain seconded. The Board voted 4 - 0 to adjourn. There being no further business, the meeting was adjourned at 7:25 PM.

Respectfully Submitted,

Dawn Vallieres  
Secretary to the Planning Board

Approved on \_\_\_\_\_ 2015